

BERNARD RETAIL/OFFICE FOR LEASE

591 Avenue, Kelowna

- 1220 of retail with the wide 26' Bernard frontage and signage
- Vibrant Bernard location will benefit from high density developments nearby
- Landlord will be completing façade upgrade in the soon
- Restaurant potential (landlord will only consider multisite restaurant tenants)
- Restaurants will pay for utilities separately
- Zoned C7 Commercial for most commercial uses

Suite	Deemed Size (ft. ²)	Base Rent* (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional costs
108	1220	\$28.00	\$7.55	\$3614	GST

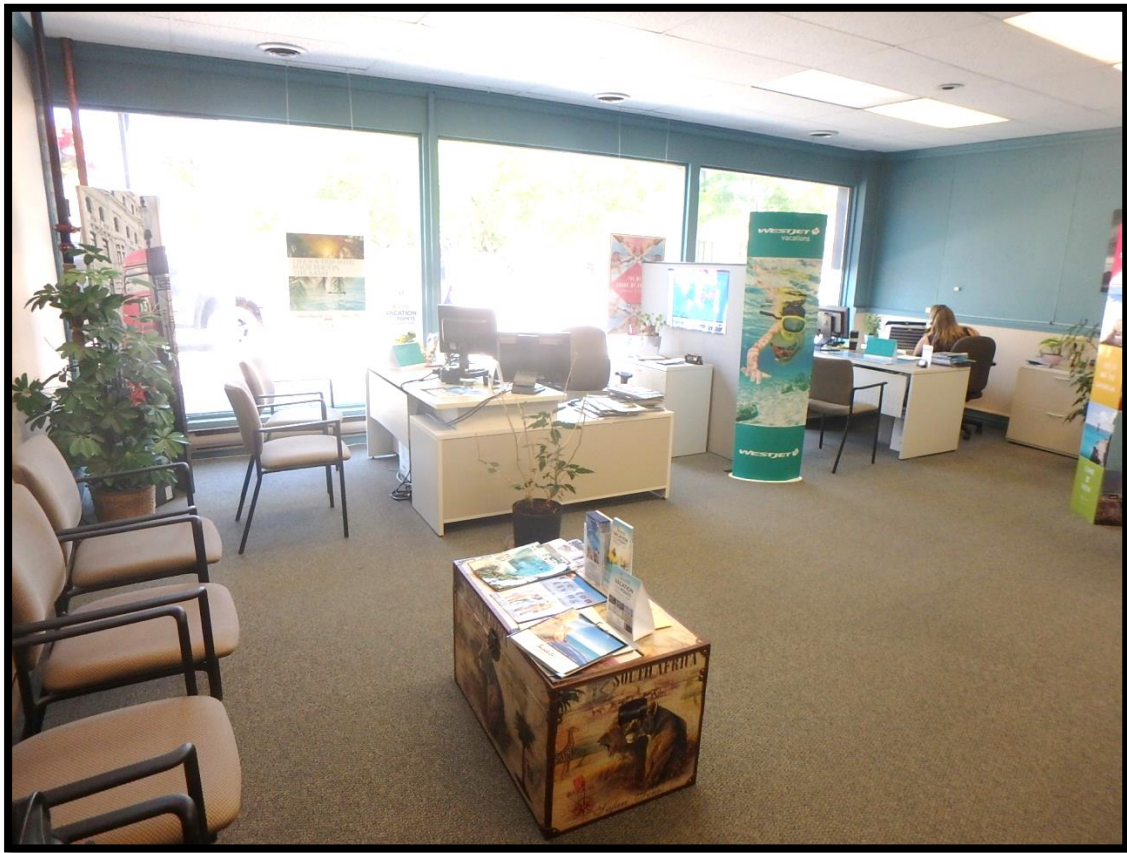
* Base Rent to increase 3% annually to cover inflation



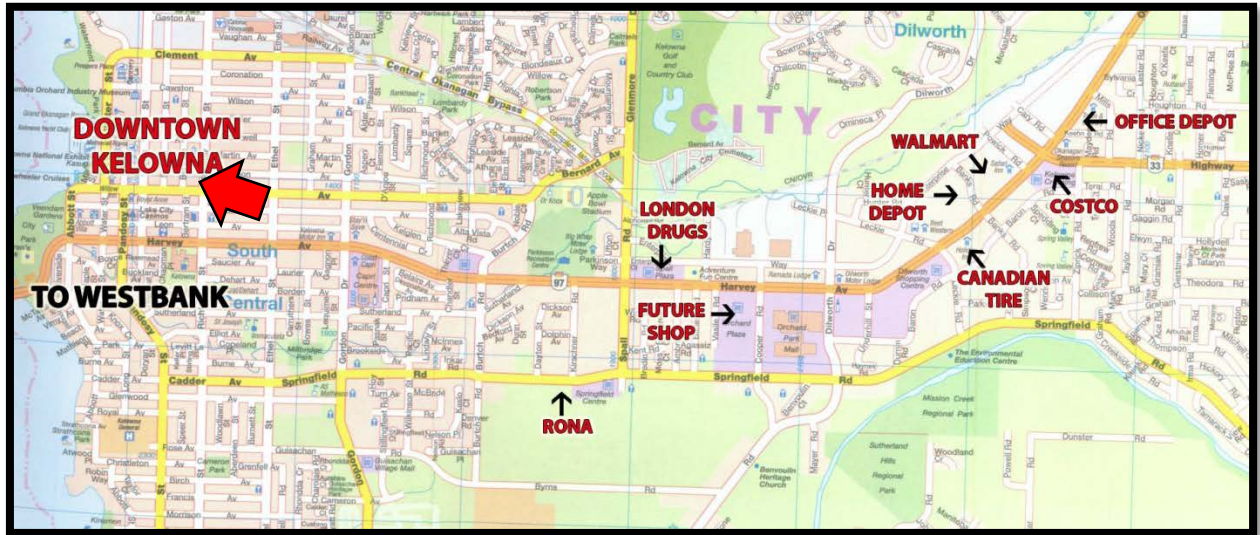
Peter Bouchard, B.Comm. (UREC)
Peter@CorpAccord.com
250.470.9551

Corporate Accord Realty Ltd.
500 Sarsons Road,
Kelowna, BC Canada V1W 1C2

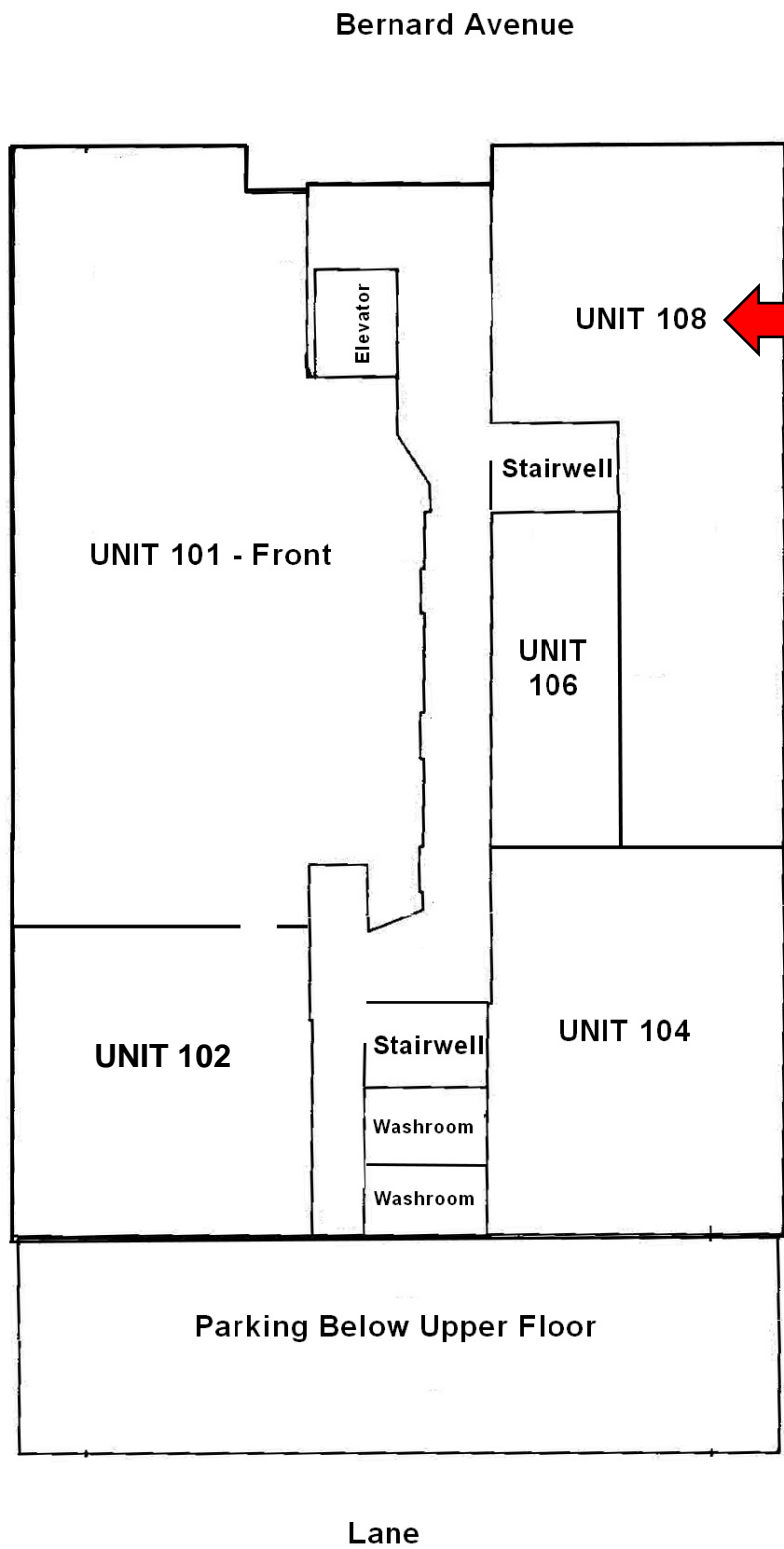
Interior of 108



Located in the heart of Downtown Kelowna on Bernard!



Main Floor Plan showing availability:



MAIN FLOOR LAYOUT

Kelowna C7 Zoning Uses *as of April 6, 2020*

- (a) amusement arcade, major
- (b) apartment housing
- (c) apartment hotels
- (d) boarding or lodging houses
- (e) breweries and distilleries, minor
- (f) broadcasting studios
- (g) business support services
- (h) child care centre, major
- (j) commercial schools
- (k) community garden
- (l) community recreational services
- (m) congregate housing
- (n) custom indoor manufacturing/artist's studio
- (o) emergency and protective services
- (p) financial services
- (q) food primary establishment
- (r) funeral services
- (s) fleet services
- (t) gaming facilities
- (u) government services
- (v) health services
- (w) hotels
- (x) household repair services
- (y) liquor primary establishment, major (C7lp and C7lp/rls only)
- (z) liquor primary establishment, minor
- (aa) multiple dwelling housing
- (bb) non-accessory parking
- (cc) offices
- (dd) participant recreation services, indoor
- (ee) personal service establishments
- (ff) private clubs
- (gg) private education services
- (hh) public education services
- (ii) public libraries and cultural exhibits
- (jj) public parks
- (kk) recycled materials drop-off centres
- (ll) retail cannabis sales establishment (C7rcs, C7lp/rcs, C7rls/rcs and C7lp/rls/rcs only)
- (mm) retail liquor sales establishment (C7rls and C7lp/rls only)
- (nn) retail stores, convenience
- (oo) retail stores, general
- (pp) spectator entertainment establishments
- (qq) spectator sports establishments
- (rr) supportive housing
- (ss) temporary parking lot
- (tt) temporary shelter services
- (uu) thrift stores
- (vv) used goods stores
- (ww) utility services, minor impact